

## Message Text

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PAGE 01 KUWAIT 01332 070954Z

15

ACTION FBO-01

INFO OCT-01 NEA-05 ISO-00 /007 W

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R 070852Z APR 74

FM AMEMBASSY KUWAIT

TO SECSTATE WASHDC 9214

INFO AMEMBASSY MUSCAT POUCH

UNCLAS KUWAIT 1332

FROM RAO

EO 11652: NA

TAGS: AFSP, ABLD, MU

SUBJ: MUSCAT HOUSING; MEDINAT QABOOS

1. MEDINAT QABOOS HOUSING DEVELOPMENT DIVIDED INTO TWO PROJECTS. MQ EAST IS ESSENTIALLY FOR RENTAL ALTHOUGH FREEHOLD PURCHASE POSSIBLE. MQ WEST DEVELOPED FOR SALE BUT DEVELOPER WILLING TO ARRANGE "SALE" TO LOCAL ENTREPRENEUR WHO WOULD THEN LEASE TO USG WITH DEVELOPER HANDLING LEASE ARRANGEMENTS AND MANAGEMENT.

2. MQ EAST WILL HAVE THREE BEDROOM HOUSES WITH 832 SQUARE FEET GROSS WITH RENTAL QUOTED AT APPROX \$950 PER MONTH; FOUR BEDROOM HOUSES WITH 990 SQUARE FEET GROSS WITH RENTAL QUOTED AT APPROX \$1,052. NOTE: THIRD AND FOURTH BEDROOMS ARE VERY SMALL AND WOULD HARDLY ACCOMMODATE BED WITHOUT OTHER FURNITURE.

3. MQ WEST HOUSES SOMEWHAT LARGER BUT STILL VERY SMALL BY AMERICAN STANDARDS. AS STATED ABOVE THESE HOUSES ARE PLANNED FOR SALE BUT UNDERSTAND RENTAL POSSIBLE ON FOLLOWING TERMS: ANNUAL RENTAL WILL BE ONE EIGHTH PURCHASE PRICE WITH ONE YEAR PAYABLE IN ADVANCE ON SIGNING LEASE AGREEMENT AND ANOTHER ONE YEAR PAYABLE UPON OCCUPANCY. BASIC TERM TWO OR FOUR YEARS RENEWABLE AT RENEGOTIATED RENT.

4. MQ WEST 3-BEDROOM HOUSE, 1106 SQUARE FEET GROSS AT FREEHOLD PRICE DOLLARS 82,000; 4-BEDROOM HOUSE, 1259 SQ FT AT DOLLARS 95,600 AND FIVE BEDROOM (REALLY 4 BR PLUS STUDY) 1495 SQ FT AT UNCLASSIFIED

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PAGE 02 KUWAIT 01332 070954Z

DOLLARS 112,900.

5. ALL PRICES QUOTED SUBJECT TO SOME REVISION UPWARD DEPENDING ON DESIRABILITY AND SIZE OF LOT SELECTED.

6. CONCUR DEPT ESTIMATE THAT MEDINAT QABOOS PROBABLY OUR BEST POSSIBILITY FOR LONG TERM HOUSING SOLUTION BUT GIVEN THE CONSTRUCTION TIME THERE AND THE FACT THAT WE ARE ON SQUARE ONE AS FAR AS RESERVING UNITS IS CONCERNED UNTIL FUNDS ACTUALLY BECOME AVAILABLE, IT IS THE SHORT TERM THAT IS LIKELY TO BE THE MOST TROUBLESOME. WILL MONITOR THE HOUSING MARKET AS CLOSELY AS POSSIBLE.

MCCLELLAND

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